

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

2 COLOUR ROAD DIGGERS REST VIC 3427

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$550,000

&

\$580,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$620,000

Property type

House

Suburb

Diggers Rest

Period-from

01 Oct 2024

to

30 Sep 2025

Source

Cotality

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

Date of sale

5 COLOUR ROAD DIGGERS REST VIC 3427	\$550,000	05-Sep-25
6 LICENSE ROAD DIGGERS REST VIC 3427	\$570,000	02-May-25
48 CRADLE ROAD DIGGERS REST VIC 3427	\$561,500	19-Jul-25

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 06 October 2025



5 COLOUR ROAD DIGGERS REST VIC 3427

 3  2  1

Sold Price

^{RS} **\$550,000** Sold Date **05-Sep-25**

Distance **0.06km**



6 LICENSE ROAD DIGGERS REST VIC 3427

 3  1  2

Sold Price

\$570,000 Sold Date **02-May-25**

Distance **0.22km**



48 CRADLE ROAD DIGGERS REST VIC 3427

 3  1  1

Sold Price

\$561,500 Sold Date **19-Jul-25**

Distance **0.3km**

RS = Recent sale **UN** = Undisclosed Sale

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